



61 East Street

Taunton, TA1 3LX

Prominent Retail Unit To Let

3,123 sq ft
(290.14 sq m)

- Excellent central location
- Double fronted, newly refurbished retail unit
- In close proximity to M&S, Waterstones, Clarks, Lakeland and Specsavers
- Rear access across a service yard

Summary

Available Size	3,123 sq ft
Rent	£42,000 per sq ft
Business Rates	To be assessed
EPC Rating	Upon enquiry

Description

The property comprises a well configured newly refurbished retail unit arranged over ground and first floors, providing a flexible layout suitable for a range of Class E uses. To the rear, the property benefits from access across a large service yard.

Location

Taunton is the county town of Somerset and serves as the region's principal retail, administrative and commercial centre. Benefiting from excellent road and rail connections, the Town lies approximately 38 miles south of Bristol and 26 miles north west of Exeter.

The property occupies a prominent position on the southern side of East Street, one of the town centre's established retail pitches. It is situated within a short walk of both Orchard Shopping Centre and County Walk Shopping Centre, placing it in the heart of Taunton's prime retail core and amongst a wide range of national and independent occupiers. These include M&S, Waterstones, Clarks, Lakeland, McDonalds, Sports Direct and KFC.

Accommodation

The accommodation comprises the following areas:

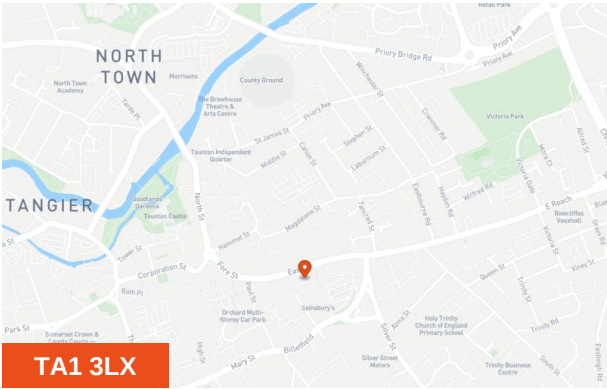
Name	sq ft	sq m	Availability
Ground	1,628	151.25	Available
1st	1,495	138.89	Available
Total	3,123	290.14	

Viewings

Strictly by prior appointment only

Legal Costs

Each party to bear their own legal costs incurred in the transaction



Viewing & Further Information

James Woodard

07753 302236

james.woodard@htc.uk.com

George Bashford

07549 120 664

george.bashford@htc.uk.com

James Mead (Joint Agent)

07919 622542

Oliver Smart (Joint Agent)

07818 402754